

12/15/06 3:19:29  
BK 546 PG 683  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**PREPARED BY AND RETURN TO:**  
Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Staff Attorney  
7145 Swinnea Road, Suite 2  
Southaven, MS 38671  
(662) 349-3930  
File # 06-1166

Indexing Instructions: Lot 41, Section C, Estates of Centerhill  
Olive Branch, De Soto County, Mississippi

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **C & C Builders, LLC, a Mississippi limited liability company, and Rudell Payne and Luevenia Payne**, do hereby sell, convey and warrant unto **Rudell Payne and Luevenia Payne**, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi more particularly described as follows, to-wit:

**Lot 42, Section C, Estates of Center Hill Subdivision, in Section 9, Township 2 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 94, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantor herein further warrants that subject property constitutes no part of her homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

Select Title

WITNESS ITS SIGNATURE, on this 11th day of December, 2006.

C & C Builders, LLC

By: Carole Johnson (SEAL)  
Carole Johnson, Member

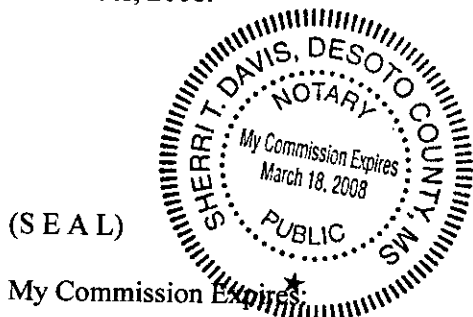
Rudell Payne (SEAL)  
Rudell Payne

Luevenia Payne (SEAL)  
Luevenia Payne

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Carole Johnson**, who acknowledged to me that she is **Member of C & C Builders, LLC**, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 11th day of December, 2006.



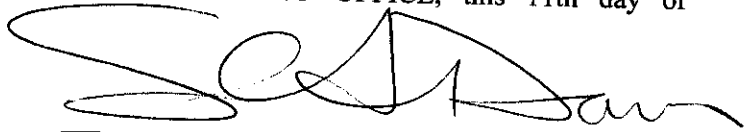
[Signature]  
Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Rudell Payne and Luevenia Payne**, who acknowledged to me that they executed the above and foregoing instrument of writing on the day and

year therein mentioned, for the purposes therein stated, as their own free act and deed.

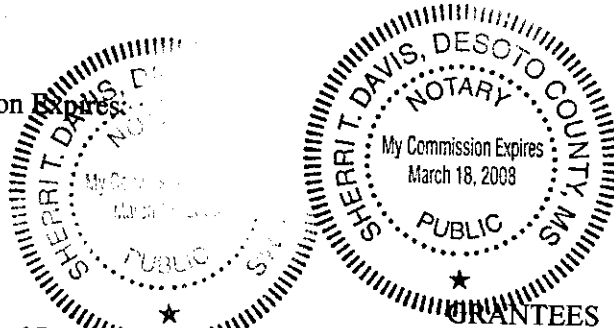
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 11th day of December, 2006.



Notary Public

(SEAL)

My Commission Expires:



GRANTOR:

Rudell Payne and Luevenia Payne  
14460 Treeline Drive  
Olive Branch, MS 38654  
HOME: 662-895-0026  
WORK: 901-870-0222

GRANTEES

Rudell Payne and Luevenia Payne  
14460 Treeline Drive  
Olive Branch, MS 38654  
HOME: 662 895-0026  
WORK: 662 895-7007